

Date	UDO Section	Public Comment
6/10/2022	2.3 General Definitions	<p>2.3 (Page 2-22): Definition of 'Flag Lot'. There are many irregular lots within the City, and division or recombination of parcels may lead to the creation of irregular lots. Per the proposed ordinance 'flag lots' are prohibited (16.1.C). To avoid unintended restriction of irregular lots, I recommend narrowing the definition of 'flag lots' by specifying the minimum width of the 'pole'. For example, 16.1.B.7 of the draft provides that minimum lot frontage for cul-de-sac lots is 15 feet, which by definition actually creates a flag lot -- which at the same time is prohibited by 16.1.C.</p>
6/10/2022	2.3 General Definitions	<p>The front setback measuring point is not very clear. It states that it is from "future back of curb". However, in previous ordinances like the TOD ordinance, this had the caveat of if on-street parking is used it would be measure from the adjacent travel lane.</p> <p>Right now for example, it could be read that the 20' setback on a 4+lane boulevard (like Tryon or South Blvd) would need to have a bike lane and onstreet parking per the streets map and then have an additional 24' setback. This presents an unnecessary amount of space when an 8' amenity or planting strip and 8' sidewalk can then fit.</p>